

PLAT RECORDING SHEET

PLAT NAME: Cinco Rose Commercial Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.4709

LEAGUE: J. R. Foster Survey

ABSTRACT NUMBER: 574

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: 1093CR, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, 1093CR, LLC, acting by and through Richard Rainer, Manager and Clay McDaniel, Manager, being officers of 1093CR, LLC, owners hereinafter referred to as Owners of the 1.4710 acre tract described in the above and foregoing map of the Cinco Rose Partial Replat No 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, 1093CR, LLC has caused these presents to be signed by Manager, its Richard Rainer, thereunto authorized, attested by its Manager, Clay McDaniel, this _____ day of _____, 2019.

1093CR, LLC

By: _____
Richard Rainer, Manager

Attest: _____
Clay McDaniel, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Richard Rainer, Manager and Clay McDaniel, Manager, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

We, International Bank of Commerce, owner and holder of a lien against the property described in the plat known as Cinco Rose Partial Replat No 1, said lien being evidenced by instrument of record in the Clerk's File No. 2017123663 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

I, Jay Dean Canine, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345

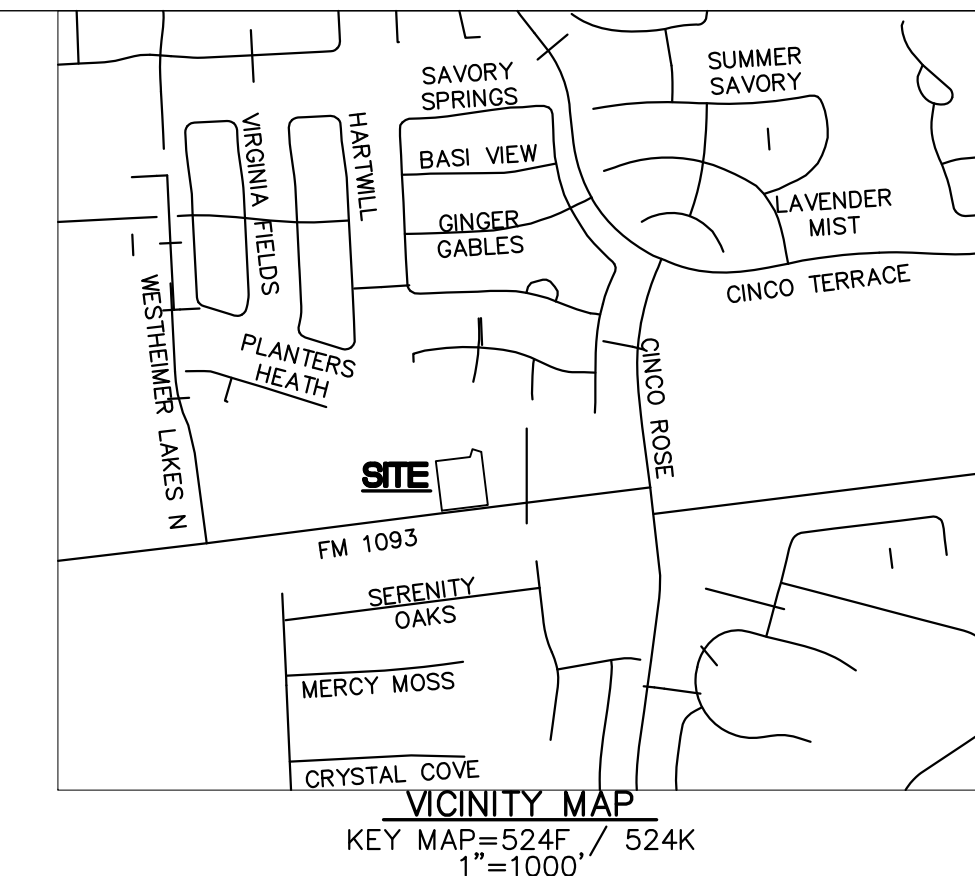
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of Cinco Rose Partial Replat No 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat (or instrument when appropriate) this _____ day of _____, 2019.

By: _____
Martha L. Stein, Title Chair
(or) M. Sonny Garza, Vice Chairman

By: _____
Margaret Wallace Brown, AICP
Secretary

I, Jonathan White, a Professional Engineer registered to the State of Texas to do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of knowledge.

Name: Jonathan White
Texas Registration No. 127058
L Squared Engineering, LLC



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this Office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or any other area or subdivision with the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners Court of Fort Bend County, Texas, this, the _____ day of _____, 2019.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 1

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Ken R. DeMerchant
Commissioner, Precinct 41

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2019 at _____ o'clock ____M., and duly recorded on _____ 2019 in Plat No. _____ of the Map Records of Fort Bend County, for said County.


Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____

**CINCO ROSE COMMERCIAL
PARTIAL REPLAT NO 1**
A SUBDIVISION OF
1.4709 ACRES (64,071 SQUARE FEET)
BEING A REPLAT OF UNRESTRICTED
RESERVE "B" BLOCK 1
CINCO ROSE COMMERCIAL
PLAT NO. 20180044 M.R. F.B.C.T.
LOCATED IN THE J.R. FOSTER SURVEY, A-574
FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE
AUGUST 2019
REASON FOR REPLAT:
TO CREATE ONE UNRESTRICTED RESERVE

OWNERS:
1093CR, LLC
9121 ELIZABETH ROAD, SUITE 108
HOUSTON, TX 77055
(713) 458-5151

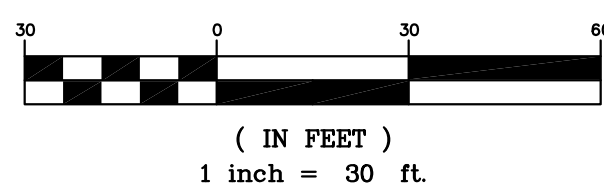
SURVEYOR:

525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net
TBPLS REG. NO. 10194172

LEGEND / ABBREVIATIONS

C.F.N. CLERK'S FILE NUMBER
 FND. FOUND
 I.R. IRON ROD
 O.P.R. OFFICIAL PUBLIC RECORDS
 F.B.C.T. FORT BEND COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 M.R. MAP RECORDS
 B.L. BUILDING LINE
 S.S.E. STORM SEWER EASEMENT
 L.E. LANDSCAPE EASEMENT
 W.L.E. WATER LINE EASEMENT
 PROPERTY MARKER ○



GRAPHIC SCALE



DISTRICT NAMES	
WCID	NONE
MUD	CINCO SOUTHWEST MUD 2
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	FORT BEND CO ESD 4
IMPACT FREE AREA	NONE
JURISDICTION	CITY OF HOUSTON ETJ
UTILITY COMPANY	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO 3

GENERAL NOTES:

- Bearings based on Texas State Plane Coordinates, South Central Zone, North American Datum 1983 (NAD83).
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD-83) and may be brought from surface by applying the following combined scale factor of 0.9999461.
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The top of all floor slabs shall be a minimum of 131.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- This drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone 3.
- Plat is subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- Flood Statement: This site is situated in Zone "X" in Fort Bend County, Texas according to FEMA map number 48157C0105L dated April 2, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- There are no existing pipelines or pipeline easement within the limits of the proposed subdivision.

RESTRICTED RESERVE "D"
 1.605 ACRES (69,895 SQ. FT.)
 CINCO ROSE COMMERCIAL
 PLAT NO. 20180044 M.R. F.B.C.T.
 CINCO RANCH RESIDENTIAL
 ASSOCIATION II, INC.
 C.F.N. 2018078215 O.P.R. F.B.C.T.

FND. 5/8" I.R. W/CAP
 Y: 13814606.585
 X: 2974306.521

UNRESTRICTED RESERVE "A"
 2.778 ACRES (121,021 SQ. FT.)
 CINCO ROSE COMMERCIAL
 PLAT NO. 20180044 M.R. F.B.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 17°05'54" E	42.53'
L2	S 72°53'42" E	47.95'
L3	S 82°03'18" E	107.41'

BLOCK ①
 UNRESTRICTED RESERVE "A"
 1.4709 ACRES
 (64,071 SQ. FT.)

REMAINDER OF
 UNRESTRICTED RESERVE "B"
 0.5815 ACRES (25,333 SQ. FT.)
 CINCO ROSE COMMERCIAL
 PLAT NO. 20180044 M.R. F.B.C.T.

UNRESTRICTED RESERVE "C"
 1.407 ACRES (61,308 SQ. FT.)
 CINCO ROSE COMMERCIAL
 PLAT NO. 20180044 M.R. F.B.C.T.

10' W.L.E.
 C.F.N. 201839174
 O.P.R. F.B.C.T.

20' W.L.E.
 C.F.N. 2016039950
 O.P.R. F.B.C.T.

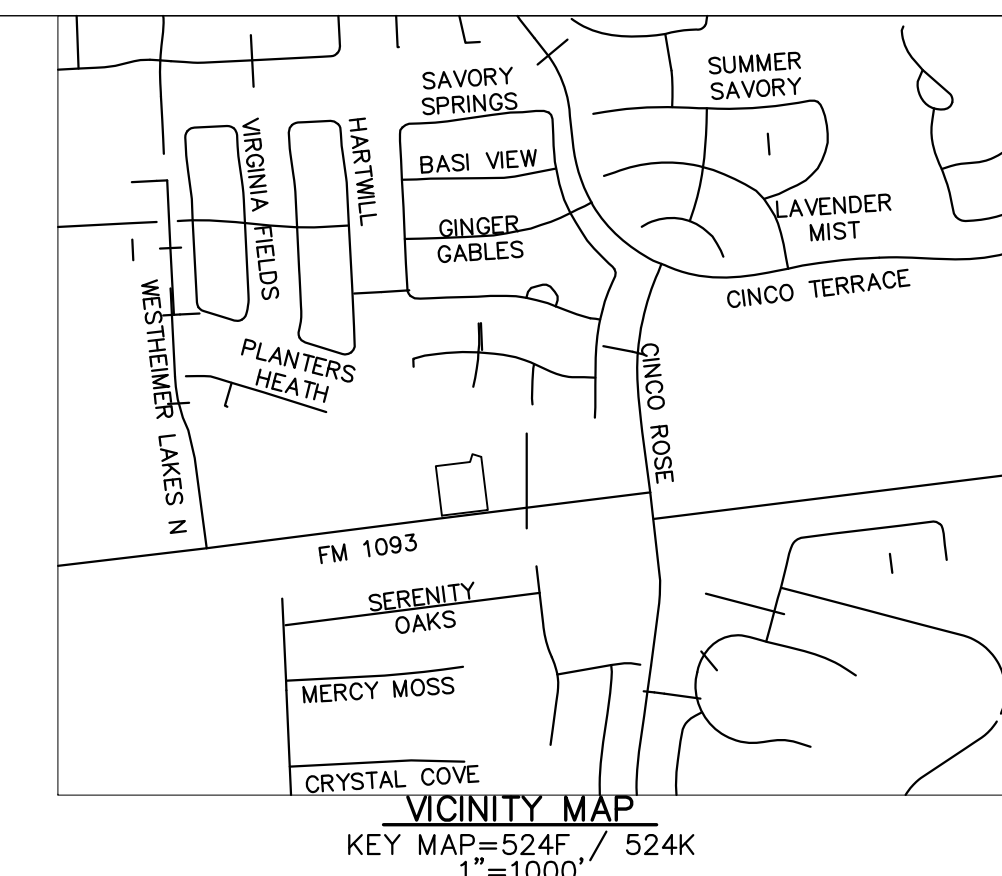
10' L.E.
 PLAT NO. 20180044
 M.R. F.B.C.T.

FND. 5/8" I.R. W/CAP
 Y: 13814349.478
 X: 2974338.021

FM 1093
 (R.O.W. VARIES)
 VOL. 285, PG. 292 D.R. F.B.C.T.
 C.F.N. 2009092081 & 2015115150


"S"
 Y: 13814378.726
 X: 2974577.368

128.03
 SITE BENCHMARK



**CINCO ROSE COMMERCIAL
 PARTIAL REPLAT NO 1**
 A SUBDIVISION OF
 1.4709 ACRES (64,071 SQUARE FEET)
 BEING A REPLAT OF UNRESTRICTED
 RESERVE "B" BLOCK 1
 CINCO ROSE COMMERCIAL
 PLAT NO. 20180044 M.R. F.B.C.T.
 LOCATED IN THE J.R. FOSTER SURVEY, A-574
 FORT BEND COUNTY, TEXAS
 1 BLOCK 1 RESERVE
 AUGUST 2019
 REASON FOR REPLAT:
 TO CREATE ONE UNRESTRICTED RESERVE

OWNERS:
 1093CR, LLC
 9121 ELIZABETH ROAD, SUITE 108
 HOUSTON, TX 77055
 (713) 458-5151

SURVEYOR:

 525 SAWDUST ROAD, STE. 200
 THE WOODLANDS, TX 77380
 (281)465-8730
 www.landpoint.net
 TBPLS REG. NO. 10194172